



## Real Estate Briefs

By Richard Spaulding

### Business condo on Birch Canyon sold for \$1.46 million

The 8,500-square-foot industrial condo in the Miramar area at 9750 Birch Canyon Place, San Diego 92126, has been sold for \$1.46 million. The buyers were Thomas E. Duddy and Deanne Duddy, as trustees of a family trust (50 percent) and **Elmco Sales Inc.** (50 percent),



15070 Proctor Ave., City of Industry 91744. Elmco is a manufacturer/manufacture's representative for commercial plumbing fixtures and a distributor of related mechanical and industrial products.

The seller/project developer of the property (assessor's parcel 342-480-08) was **Carroll Canyon Business Park LLC**, a California limited liability company, with managing partners **Aspen Properties** and **Redcrow Properties Inc.** of San Diego. Arnie Friedman, Jay Alexander, SIOR, and Ryan Grove of **Colliers International** represented the seller. Samantha Mills, also of Colliers, and Ron Graves of **Coldwell Banker Commercial** represented the buyers. The building is the 25th out of 26 to be sold at the new 52-acre Carroll Canyon Business Park for a total consideration topping \$37 million. The Carroll Canyon Business Park buildings ranged from 5,560 square feet to 12,515 square feet and feature extended glass lines for two-story offices, numerous skylights, 24-foot clear heights, oversized ground level loading doors and some industrial yards.

The business park was designed by **Smith Consulting Architects** and **Plumblin Design**. The general contractor was **Lusardi Construction**, along with **Pacific Commercial Services**, which is handling ten-

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